



Significant Changes In 2013 California Codes Residential Code

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

California Residential Code

- **Work exempt from permits.** Permits shall not be required for fences NOT over 7 feet high. (CRC R105.2) Title 19 says 6'=6" max - Local Rules
- **Efficiency Dwelling Units.** This is a new section added to the minimum room areas in Section 304:
 1. A minimum of 220 square feet is required, and an additional 100 square feet must be added for EACH occupant in excess of TWO. (CRC 304.5)
 2. The unit must have a separate closet.
 3. A cooking and a refrigeration appliance must be provided with a clear working space of 30 inches. (304.5)
 4. A separate bathroom is required containing a water closet, lavatory and bathtub or shower.
- **Smoke Alarms.** This section has changed:
 1. Smoke detectors installed in one and two family dwellings shall be replaced after 10 years from the date of manufacture marked on the unit, or if the date of manufacture cannot be determined. (CRC 314.3.2)
 2. Conventional ionization smoke alarms that are solely battery powered shall be equipped with a 10 year battery and have a silence feature. (CRC 314.3.3)
- **Solar Photovoltaic Panels/Modules.** This is a new section in the CRC 331.
 1. **Roof access points.** Roof access points shall be located in areas that do not require the placement of ground ladders over openings such as windows or doors, and located at strong points of buildings construction in locations where the access point does not conflict with overhead obstructions such as tree limbs, wires or signs.
 2. **Residential buildings with hip roof layouts.** Panels/modules installed on residential buildings with hip **roof layouts** shall be located in a manner that provides a 3-foot-wide clear access pathway from the eave to the ridge on each roof slope where panels/modules are located.
 3. **Residential buildings with a single ridge.** Panels/modules installed on residential buildings with a **single ridge** shall be located in a manner that provides **two, 3-foot-wide** access pathways from the eave to the ridge on each roof slope where panels/modules are located.
 4. Residential buildings with roof hips and valleys. Panels/modules installed on residential buildings with roof hips and valleys shall be located no closer than 18 inches to a hip or a valley where panels/modules are to be placed on both sides of a hip or valley.
 5. **Residential building smoke ventilation.** Panels/modules installed on residential buildings shall be located no higher than 3 feet below the ridge in order to allow for fire department smoke ventilation operations.
 6. **Ground mounted photovoltaic arrays.** Ground mounted photovoltaic arrays shall have a clear, brush free area of 10 feet.
 7. **Building Integrated photovoltaic systems and panels/modules.** Rooftop installed/mounted building integrated systems and panels/modules shall be tested, listed for the roof fire classifications.